



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

City of Warwick Planning Board
Special Meeting Staff Recommendations
February 16, 2022

I. Call to Order

II. Meeting Minutes—Discussion and/or Action and/or Vote:

A. January Meeting Minutes

III. Applications -

A. For discussion, consideration, and/or action – City Council Zone Change Recommendation, 281 Centerville Road

Project Scope: The Applicant received Master Plan Approval at the May 2021 regularly scheduled Planning Board Meeting. The Applicant has received approval from National Grid and is seeking a City Council Recommendation to allow for a 23-unit, two bedroom, townhouse-style condominium complex. The Applicant is requesting a Zone Change Recommendation from Office/A-10 Residential to A-7 Planned District Residential (PDR), with waivers.

Planning Department Findings: The Administrative Officer finds the proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City’s Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The proximate land uses found in the immediate vicinity are single-family, multi-family, office and public recreation. The Planning Department also finds the proposed development to be consistent with: Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled “Future Land Use, Zoning and Urban Design: Goals and Policies,” which promotes developments “*that are safe, attractive, well-maintained and stable... ones designed to “protect... and support...existing residential neighborhoods;”*”
 - It further promotes... “*Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;”*”
 - Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal 1, the City should work to provide “*a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts,*”

apartments, cottage developments...in suitable locations;”

2. That the City’s Engineering Division, Sewer Authority, Water Division, Building Department, Fire Department, and Tax Assessor have reviewed the proposal and have no objection to the proposed zone change.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City’s Zoning Ordinance, as presented in Section 100, “Title and Purpose.”

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
 - A) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick
 - B) The natural Characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution
 - E.) The availability and capacity of existing and planned public and/or private services and facilities
- 103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate income housing.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.

Planning Department Recommendations: The Planning Department recommends a favorable recommendation to the City Council for a Zone Change from Office/A-10 Residential to A-7 Planned District Residential (PDR), with waivers and the following stipulation.

1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval by the City of Warwick Planning Board or its authorized designee.

B. For discussion, consideration, and/or action – Public Meeting 23 Tiernan Avenue, Preliminary Approval

Project Scope: The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (3) three record lots, to create (2) two record lots; (1) one 8,000 square foot lot with an existing single-family dwelling; and (1) one new 7,000 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

Planning Department Findings: The Administrative Officer finds the proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed development is generally consistent with the Comprehensive Community Plan 2033, which supports Residential land uses in the general area; the proposal is generally consistent with the existing neighborhood, which consists of other single-family dwelling parcels within the 200' radius, and:
 - Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "Future Land Use, Zoning and Urban Design: Goals and Policies," which promotes developments "*that are safe, attractive, well-maintained and stable... ones designed to "protect... and support...existing residential neighborhoods;"*"
 - It further promotes... "*Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character of the surrounding area...*"
2. That the Subdivision, as proposed, is consistent with the general guidelines of the City's Zoning Ordinance.
3. That the land for development is not within 200' of a wetland and has received RI Historic Preservation and Heritage Commission (RIHPHC) Approval, therefore there will be no significant negative environmental impacts from the proposed subdivision.
4. That the development, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the subdivision possesses adequate access along Tiernan Avenue.
6. That the development, as proposed, will have access to Municipal Sewer and Water.

Planning Department Recommendations: The Planning Department recommendation is to grant Preliminary Approval, with Final Approval through the Administrative Officer, upon compliance with the following stipulations:

1. That the Applicant shall submit a Final Development Plan and Record Plat that shall comply with the Rules and Regulations for Professional Land Surveying in the State of RI; Effective November 25, 2015.
2. That the Applicant shall submit a Final Development Plan and a Record Plat that shall comply with Appendix B, Minor Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001, which shall note at a minimum but not be limited:
 - Note Deed References
 - Clearly delineate existing and proposed utilities. Note utility easements, if necessary.
 - Address shed on Assessor's Lot 170.
 - Address encroachments.
 - Note backflow preventer.
3. That, prior to Final Submission, the Applicant/Developer shall coordinate with the City's Sewer Authority and Water Division regarding connection and locations shall be noted on the Final Plan.
4. That both the existing and proposed single-family dwellings shall be connected to the City's Sewer System, prior to the Certificate of Occupancy for the newly proposed single-family dwelling.
5. That the Final Plan shall note the proposed saw-cuts within Tiernan Avenue.
6. That the Final Development Plan shall note landscaping, that shall depict, at a minimum, but not be limited to:
 - That existing trees, not directly impacted by the proposed single-family dwelling or other required infrastructure, shall be preserved and protected. Dripline tree protection shall be installed prior to the commencement of construction.
 - That the Final Development Plan shall note (1) one 2"-2.5" deciduous shade tree for every 50' along Church Avenue for the existing and proposed lots. If due to construction constraints the Applicant is unable to install all required Landscaping, the Applicant/Developer shall pay a "Fee-in-Lieu" of Landscaping, prior to the Recording of the Record Plat.
7. That the City of Warwick Comprehensive Plan 2033, (Plan) Section 5, entitled "Parks, Open Space and Recreation" pgs. 5.13-5.16, Subsection, F, Recommendations Goal 2, calls to "preserve, maintain, and enhanced a broad range of neighborhood recreational facilities., in accordance with the aforementioned, the Applicant shall dedicate "Funds-In-Lieu of Open

Space” equal to (1) one lot to the City of Warwick for Recreational District 4, prior to the recording of the Final Record Plat.

8. That, the Applicant shall provide an Improvement Guarantee, as a condition of the approval, equal to the installation value of landscaping and monumentation, prior to the recording of the Record Plat.
9. That, prior to the issuance of a Certificate of Occupancy, the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plan/Record Plat.

V. Adjournment